



# Zoning Board of Appeals

Minutes of Monday, June 13, 2016 – 7:00 PM

**Board of Appeals members present:** Gerry Mann, Charles Dudek, Osa Flory & Marcianna Caplis

**Absent:** None

**Applicants Present:** Susan Fortgang

**Public Present:** Roy Omasta-Hatfield, James Locke, Chris Flory, Emmanuel Sardinha, Paul Sardinha, Kenneth Taylor, and Linda Strong.

Chairman Dudek opened the meeting. This meeting was called in continuation of the 4/26/16 Public Hearing re: 16 Walpole Road which was called after an application by Susan Fortgang and David Nehring applied for a Special Permit for an event venue at 16 Walpole Road. The applicant must have a Site Plan Review and paperwork is not complete.

Susan Fortgang requested to withdraw her application without prejudice. Motion made (GM) and seconded (OF) to allow Susan Fortgang to withdraw her application for a Special Permit. Motion was so voted. This will allow her to apply at a later date when the paperwork is complete for the Planning Board.

Motion made (CD) and seconded (GM) to close the public hearing. Motion so voted.

The Board would like to have Marcianna Caplis added to the zba email.

Linda Strong and Ken Taylor spoke to the Board in regards to their applications for Special Permits for 13, 15, 17, and 19 Williams Street. The Board agrees that four applications are best not just one. The public hearings will be held as one hearing and the applicants will pay for one hearing but understanding that the mailings may increase the cost of the applications.

142 Main Street- Emmanuel Sardinha and Paul Sardinha came before the Board to speak to them about the building design. The windows for the new building were ordered wrong and came in a wrong color. They are bronze when they should have been white. They would like to propose a change from white siding to a light tan siding with a slightly darker tan trim for around the windows. Motion made (GM) and seconded (OF) to allow the color change as presented, which deviate from the condition of the Special Permit as the change is not substantial or presents a substantive change from the conditions imposed in the decision dated 11/16/15. The colors presented were Sherwin Williams 7536 Bittersweet for the siding and Sherwin Williams 7724 Canoe for the trim. Jim Locke from the Planning Board was present and he was in agreement with the Board's decision.

45 Mountain Street- The Board discussed the draft of the decision. Motion made (GM) and seconded (OF) to accept the draft decision which conforms with the decision made by the Board on 5/23/16. Motion so voted. Decision filed with the Town Clerk.

Motion made (CD) and seconded (OF) to close the meeting and adjourn. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary